

**PROJECT DEVELOPMENT BOARD
REGULAR MEETING
MONDAY, DECEMBER 18, 2006
6:00 P.M.**

A Regular Meeting of the Project Development Board (PDB) for the Laurel County Judicial Center was held on December 18, 2006 at the Laurel County Courthouse Fiscal Courtroom, London, Kentucky. Present and presiding Lawrence Kuhl, Laurel County Judge Executive.

1. CALL TO ORDER

Judge Kuhl called the Special Called Meeting of the Project Development Board to order.

2. ROLL CALL

Laurel County Project Development Board Secretary, Sandy Wallace, took roll as follows:

Garlan Vanhook, Project Manager-Present-Quorum Making Member
Lawrence Kuhl, Judge/Executive-Chairman- Present
Roy Crawford, Magistrate-Present
Roderick Messer, Present
Roger Schott, Absent-(Arrived Late)
Warren Scoville, Absent
Tom Handy, Absent

3. READING AND APPROVAL OF MINUTES OF PREVIOUS MEETINGS

A motion was made by Judge Messer and seconded by Roy Crawford to approve the September 18, 2006 Regular Meeting, October 16, 2006 Regular Meeting, November 13, 2006 Special Called Meeting and November 30, 2006 Special Called Meeting minutes as reviewed. The vote was taken and carried as follows:

Yes carries unanimously.

4. CITIZEN COMMENTS

None

5. OLD OR UNFINISHED BUSINESS

A. Update Justice Center

Judge Kuhl updated the Board on the meeting with the Court's Facilities Standard Committee and stated that he, Judge Messer, Garlan Vanhook and Chenault Woodford, CMW, attended that meeting.

(Let the record reflect that Roger Schott is now in attendance)

Judge Kuhl continued his review of the Court's Facilities Standard Committee meeting stating that he thought it went real well and the Committee did approve for us to proceed.

Judge Kuhl asked Mr. Vanhook if anything was discussed by the Committee after they left.

Mr. Vanhook stated that the Committee was pleased with all the projects that they reviewed.

Judge Kuhl asked if Mr. Woodford would like to report anything.

Mr. Woodford, CMW, stated that he didn't have anything special to report from the meeting but, they had three of the four floor plans with some recommended changes shown on it and you should receive the final within the next couple of days.

Motion to Approve CMW Invoice

Garland Vanhook stated that he recommended the CMW Invoice for \$170,474.85 for approval.

A motion was made by Roger Schott and seconded by Roy Crawford to approve payment of CMW Invoice for \$170,474.85. The vote was taken and carried as follows:

Yes carries unanimously.

Property Update

Judge Kuhl stated that they had a meeting with Larry Bryson, City Attorney, and he and Elmer Cunnagin are working on getting the property lines squared away with the original city blocks.

Judge Kuhl stated that he had not meet with Mr. Joe T. Roberts; I am hoping to meet with him sometime this week in regard to the law suit.

Mr. Cunnagin has the documentation to be working on for the acquisition of the ~~The~~ property owners are having the deeds done for Mr. Cunnagin's review.

Judge Kuhl stated that he had requested from the financial advisors today the financing for the purchase of Second Street and Richland Holding, which is the Curry Property and the two lots of Ken & Joann James. Once we get the titles all clear we can go ahead with the closings.

Judge Kuhl stated that there was one lot we were working on with the Governor's Office of Local Development. We have the form to apply for the \$210,000 that Senator Jensen has helped us get through the state.

Judge Kuhl discussed way to save money on the demolition of the buildings on the lots that are being purchased.

Travis Curry – Codell Construction

Mr. Curry stated that they had their first new facility bidding this week in Washington County. That will give us a gauge. Mr. Curry stated that \$185.00 per square foot could have been done three or four years ago; we are concerned with that. If you look at a fifteen (15) to twenty (20) percent price increase three or four year ago; you are looking at \$213 to \$222 per square foot. We will see how this job comes in. We will give you the best square foot price we can do. At the next meeting we will have a detailed breakdown of where we think the project will be.

Chenault Woodford – CMW, Inc.

Judge Kuhl asked Mr. Woodford about the time frames.

Mr. Woodford stated that it would be better if they wrote a letter with that information. Mr. Woodford stated that one of the things that might come into play is if Mr. Curry comes back at the next meeting and suggest that we have a project that is over budget. Then we will have about three difference sets of things that could be done. The resolution of what those might be could impact an actual schedule.

Garlan Vanhook – AOC

Mr. Vanhook stated that if what Mr. Curry says is true, we could be waiting awhile. Mr. Vanhook stated that he was concerned that two weeks ago would tell the Committee that we were confident that we had a target that was acceptable and reasonable and then tonight, two weeks later, we are warning the PDB that our budget might be unattainable.

Mr. Vanhook continued stating that he would be glad for the other bid to go out because we need a bellwether out there to tell us what is happening with the courts because it has been so long since we have had one in the stream.

Mr. Vanhook stated that we have got to know when you sign up to be our construction manager you are suppose to be telling us; we can't go there or that we can go there or that we have an opportunity to go there.

When we have this bid in we will know with a track record that is only a few weeks old where we are with the money. If the bid is over the stated value of the sticks and bricks value in our budget, somebody bigger than me has got to get involved in telling us that we can continue to go forward.

After further discussion in regard to how the bond rates would affect the budget, Mr. Vanhook stated that the market will tell us what the value of the building is, especially, if we get a good broad spectrum of bids. If the market says that they can't do what we are asking them to do, they have to do one of two things. They have to tell me to make them smaller or they have to say; if the economy says it is worth that then we have to go for that money. I can stand behind our plans and I can say that we have not built one extra ounce of fluff in these projects.

There was some discussion in regard to the lawsuit between Joe T. Roberts and Ken James over property lines.

6. NEW BUSINESS

There was no new business.

7. ANNOUNCEMENTS

Judge Kuhl stated that the next Regular Meeting will be January 22, 2007 at 6:00 p.m.

8. ADJOURNMENT

A motion was made by Judge Messer and seconded by Roger Schott that the meeting be adjourned. The vote was taken and carried as follows:

Yes carries unanimously.

Lawrence Kuhl, Chairman Project Development Board
Laurel County Judge/Executive

Sandra C. Wallace, Secretary Project Development Board